

**CITY OF FRANKLIN
PLAN COMMISSION MEETING MINUTES
JANUARY 23, 2003**

APPROVED February 6, 2003

CALL TO ORDER

- I. Mayor Klimetz called the regular Plan Commission meeting of January 23, 2003, to order at 7:02 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin.

Present were Mayor Klimetz, Alderman Dorsan, Commissioners Bennett, Ritter, Skowronski and Ziegenhagen. Also present was Planning Manager Buratto. Excused were Commissioner Knueppel and City Attorney Wesolowski.

**MINUTES-
1/9/2003**

- II. Commissioner Skowronski moved to approve the minutes of the regular meeting of January 9, 2003 as presented. Seconded by Commissioner Ziegenhagen. All voted Aye; motion carried.

**REZONING-
CITY OF FRANKLIN**

- III. Commissioner Skowronski moved to recommend to the Common Council approval of the request by the City of Franklin to rezone property, located at 11615 W. Rawson Avenue, NE 1/4 of Section 7, from the R-3 Suburban/Estate Single-Family Residence District to P-1 Park District. Seconded by Commissioner Bennett.

Commissioner Skowronski moved to waive the rules and allow Phil Nickerson to speak on behalf of the Parks Commission. Seconded by Alderman Dorsan. Upon voice vote, all voted 'aye'. Motion carried.

Phil Nickerson, Chairman of the Parks Commission, spoke about the permission from WeEnergies to include their parcel in the park layout, confirmed the need for the park, and referred to the concept site plan for the park that the Parks Commission is working on.

Plan Commission discussion included mention that the building on site is currently being heated at the recommendation of the Building Inspector and that, in the future, the building will be used to store park and recreation equipment currently stored at the Department of Public Works building.

Commissioner Skowronski moved to recommend to the Common Council approval of the request by the City of Franklin to rezone property from the R-3 Suburban/Estate Single-Family Residence District to P-1 Park District, located at 11615 W. Rawson Avenue, NE 1/4 of Section 7. Seconded by Commissioner Bennett.

Upon voice vote, all voted 'aye'. Motion carried.

**CONSIDERATION
REQUEST-
UDO AMENDMENT
AND/OR
COMPREHENSIVE
MASTER PLAN
AMENDMENT-
DENSITY
REQUIREMENTS**

- III. The City of Franklin Planning Department received a request by ICON Development to consider amending the Unified Development Ordinance to allow a maximum density of 20 units per acre for age-restricted elderly housing in the R-8 Multiple Family Residential District.

C. Jeff Klement presented Camden Place, the proposed luxury condominium community for active senior residents to the Plan Commission. Mr. Klement commented on the marketability of the site for deed restricted housing, the mix of one and two-bedroom units designed by AG Architecture, Inc., underground parking, dedicated common areas, and the value of the project. Franciscan Villa, a non-profit long-term health care provider will be involved in the provision of services and programs to residents.

Plan Commission concerns and discussion centered on the building design, number of stories and the ability of the Fire Department to reach the upper floors, topography and grades of the building site, preservation of mature trees on northwest corner, tax consequences/potential and public service burden, and the questionable need for additional high density senior housing in Franklin.

Plan Commission further discussed the advisability of creating a maximum density greater than 8 units per acre for elderly housing in the R-8 Multiple Family Residential District.

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Mayor Klimetz asked Planning staff to review and report on the various ways that are available to make approval of the type of development possible at the February 20, 2003 Plan Commission meeting.

Motion by Commissioner Skowronski to table Items III.B. and III.C. to the regular meeting of the Plan Commission on February 20, 2003 and to direct staff to review and give comments on future development for West Rawson Avenue and long term consequences of revising the Comprehensive Master Plan to allow density of greater than 8 units per acre, or amending the UDO to allow Planned Development Districts of less than 20 acres. Seconded by Alderman Dorsan.

Upon voice vote, all voted 'aye'. Motion carried.

Planning staff was directed to report on the implication of raising the maximum density or dropping the size of parcels to allow a Planned Development District, and survey other communities to see what they are doing to limit senior projects.

**FUTURE LAND USE
AMENDMENT
STATUS**

- III. Mayor Klimetz presented the Common Council's recommendation to create a task force to study ways to meet the requirements of the Comprehensive Master Plan in light of recent changes to Comm 83. The task force would consist of one person appointed by each alderman, two aldermen and one Plan Commissioner. Mayor Klimetz asked the Plan Commission for a volunteer to sit on this task force. Commissioner Ziegenhagen volunteered to serve on this committee.

**PLANNING
DEPARTMENT
PROCEDURES-
DISCUSSION**

- III. Planning Manager Buratto requested Plan Commission to consider changes to the Planning Department procedures and operations. Specifically cited by the Plan Commission as high priority were a complete checklist for applicants; incomplete applications rejected, documented as such, and returned to applicant for completion prior to Plan Commission review; complete planning packets with copies of checklist delivered to Plan Commission members the Friday prior to Plan Commission meetings; and aggressive use of the GIS system for Plan packets and use during Plan Commission meetings. Consensus was to revisit the discussion in 6 months for evaluation and feedback. Plan Commission thanked Planners Sarah Johnson and Jason Fruth, and Planning Secretary Mary Dalton for handling the affairs of the Planning Department during a very difficult transition.

**UDO AMENDMENT
STATUS**

- III. Planning Manager Buratto requested that the Unified Development amendments be tabled to the February 20, 2003 Plan Commission meeting for further conclusive staff review and recommendations.

Commissioner Skowronski motioned to table the UDO amendment revisions to the regular meeting of the Plan Commission on February 20, 2003. Seconded by Alderman Dorsan.

Upon voice vote, all voted 'aye'. Motion carried.

Planning staff was directed to present the amendments to the Unified Development Ordinance as a single document with under-linings and strikeouts inclusive.

**REPORT ON
COMMON COUNCIL
ACTIONS**

- IV. No action was taken regarding report and discussion of Council actions.

ADJOURNMENT

- V. Commissioner Ritter moved and Alderman Dorsan seconded a motion to adjourn the regular meeting of the Plan Commission at 8:29 p.m. Upon voice vote, all voted 'aye'. Motion carried.